

Chapter 5

Implementation

Action Plan

Overview

This chapter explains the types of steps that the City will need to take to carry forward the goals and policies of the Evans Comprehensive Plan, as described in Chapter Four. Priority actions identified at the time of the plan are grouped under the following categories: (1) code revisions; (2) programs; (3) capital improvements; and (4) intergovernmental agreements. This chapter also describes the process required to amend the Comprehensive Plan.

Types of Actions

Code Revisions

Because the Comprehensive Plan is an advisory document only, the land development-related regulations in the City's Municipal Code will need to be revised to be consistent with the Comprehensive Plan in order to carry out the Plan's policies. Therefore, all development regulations (including zoning, subdivision, street standards, life-safety regulations, and development review procedures) should conform to the recommendations of the Plan. The City has been incrementally updating the Municipal Code since the adoption of the 2002 Comprehensive Plan; however, the City may want to consider a complete re-examination and update of the Municipal Code at some point in the future.

The highest priority Code revision actions are the following:

- 1.1(c) Establish Procedures for Property Owners to Apply for Amendments to the Comprehensive Plan
- 1.3(a) Adopt Design Standards and Other Regulations Specific to Infill Development
- 1.4(a) Develop New Annexation Criteria
- 2.2(a) Consider Establishing Open Space Dedication Requirements
- 2.6(a) Develop Setback Requirements for Water Bodies and Wetlands

- 2.7(a) Update Floodplain Regulations
- 2.8(d) Consider Setback Requirements for the Evans Town Ditch
- 3.2(a) Revise the Zoning Regulations to Allow a Mix of Uses in Zone Districts

Programs

The Plan is a foundation to establish new programs or carry on existing programs so that the community's goals can be realized. Programs are actions other than amendments to the Municipal Code and are largely dependent on funding for implementation.

The highest priority programs are the following:

- 1.4(b) Consider Annexing County Enclaves on a Case-by-Case Basis
- 1.11(a) Continue to Provide Transit in Evans
- 2.1(a) Implement the Strategies Contained in the Parks, Trails and Recreation Master Plan
- 2.6(b) Restore and/or Enhance Degraded River Sections
- 3.4(a) Coordinate with the Colorado Department of Transportation (CDOT) to Plan Improvements along US 85
- 4.6(d) Promote Active Code Enforcement

Capital Improvements

The Plan recommends coordinating the Capital Improvements Program (CIP) with the long-range growth and development goals of the City. Currently, capital improvements are done on a short-term, five-year, as-needed basis, and are not generally coordinated with other plans. Generally, the plan recommends that improvements be focused in existing developed areas.

The capital improvement action items are the following:

- 1.6(a) Develop a Long Range Capital Improvements Program that is Coordinated with the Comprehensive Plan
- 1.8(b) Establish Long-Term Transportation Improvements Program

Intergovernmental Agreements

A number of the Comprehensive Plan recommendations will be achieved through intergovernmental agreements between the City, County, and neighboring jurisdictions.

1.2(a) Develop or Update Intergovernmental Agreements

Comprehensive Plan Amendment Process

The success of the Plan relies on the City using the Plan as a decision-making framework. However, amendments to the Plan may be necessary as conditions change in the community. For the Plan to function over time, it must respond to changes in economic forces, public attitudes, and changes in development patterns. Therefore, an amendment process is necessary to keep the plan current and responsive to changing conditions.

Two types of Plan amendments are possible. An amendment to the Plan in whole or in part may be initiated by the City or requested by a landowner. A complete review of the Plan should occur at least every five years.

The Plan recommends establishing a set of procedures, possibly as a new chapter in the Municipal Code, for Plan Amendment applications made by a property owner or their authorized representative. Amendments to the Plan should require a public hearing before the Planning Commission, who must make a positive finding that the proposed amendment is in the public good and in compliance with the overall purpose and intent of the Plan in accordance with the following criteria:

1. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;
2. The proposed amendment will have no major negative impacts on transportation, services, facilities, and the City's budget;
3. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
4. The proposed amendment will have no major negative impacts on the City's Capital Improvements Program;
5. The proposed amendment is consistent with the City's ability to annex the property;
6. The proposed amendment is consistent with the logical expansion of the City's boundary; and/or
7. Strict adherence to the Plan would result in a situation not intended or not in keeping with other key elements and policies of the Plan.

Before adopting an amendment to the Plan, the following steps should occur:

1. Public notice is provided of the proposed amendment;
2. The Planning Commission will conduct a public hearing on the proposed amendment and provide a recommendation to the City Council; and
3. City Council will consider the recommendation of the Planning Commission and any public testimony and take action on the proposed amendment.